

Westfield-Washington Advisory Plan Commission held a meeting on Monday, November 5, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Bob Smith, Steve Hoover, Ken Kingshill, Bob Spraetz, Charles Lehman, Danielle Tolan, Bill Sanders, and Cindy Spoljaric

City Staff Present: Jennifer Miller, Assistant Director; Kevin Todd, Senior Planner; Ryan Clark, Planner; and Brian Zaiger, City Attorney.

Minutes:

Motion: To approve the minutes for the October 15, 2012 APC meeting as presented.

Motion: Spoljaric; Second: Kingshill; Vote: Passed by voice vote

2013 APC Schedule:

Motion: To approve the proposed 2013 Advisory Plan Commission meeting schedule as presented.

Motion: Hoover; Second: Tolan; Vote: 8-0

Todd reviewed APC Rules of Procedure as well as Public Hearing Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1205-PUD-05
Petitioner	JR Farmer Harmony, LLC
Description	Harmony Planned Unit Development; NW corner of 146 th Street and Ditch Road; Petitioner requests a change in zoning on approximately 277 acres from the AG-SF1 District to the Harmony PUD District.

Todd reviewed the petition history stating that staff has been working with the petitioner on the concerns raised at the July meeting.

Mr. Bryan Stumpf, 11th Street Development, presented updated details of the Harmony petition. He stated that the County has agreed to allow the right-in and right-out on north side of future 146th and one on the south side (Area C). He added that the County agreed that Area C is appropriate for auto-oriented uses, including fueling station and coffee shops. He also discussed architectural standards, traditional as well as conventional, stating that the petitioner has committed that all rear-load lots will meet the traditional architectural standards. He also discussed buffers and transitions, as well as connectivity of Harmony and how it fits in with the trail system, and additional roundabouts.

Spoljaric stated that she still has concerns regarding the architectural requirements for the commercial area, specifically expressing concern regarding building orientation and parking lot locations facing

Centennial, 146th Street and Ditch Road. She also expressed concern regarding the multi-family standards and residential detached standards.

Sanders stated that commercial is a solution to the northwest corner of 146th and Ditch Road, and that the sides of buildings facing Centennial can be improved by including a building wrap.

Hoover stated that he would like to see something in writing regarding the roundabouts before approval, both from the County and the City. He stated that some steps have been made to address his concerns regarding architectural requirements for the single family housing. He added that he still has concerns regarding the “pick five list” for front elevations. He further stated that if the Commission is approving a fueling station south of 146th Street, he wants the question answered from a concerned resident regarding having some type of monitoring of the underground tanks and would like this response from petitioner regarding those comments before approval.

Stumpf responded that there were two elements requested about the underground tanks and the petitioner is fine committing to those elements.

Lehman asked how many lots are within the single family residential district.

Stumpf responded there are 710 allowed in the PUD and 703 are shown on the plan.

Case No.	1209-PUD-09
Petitioner	Grand Park Village PUD
Description	Henke Development; SW corner of Tomlinson Road & 186 th Street; petitioner requests change in zoning of approximately 221 acres to the Grand Park Village PUD.

Miller introduced the petition, stating that the project is approximately 220 acres, and that much of the development is centered on a 20-acre lake with surrounding uses including residential, recreation, office, retail, lodging and entertainment.

Mr. Steve Henke, Henke Development, introduced the history of the project. He further discussed road access and future roundabouts, the lake amenity, the boardwalk, restaurants, trail system, and other proposed amenities. He added that possible uses include bowling and miniature golf, and bicycle rentals. He also discussed the types of housing, which will be available.

Spoljaric stated that she is not excited about any residential in this development, especially the potential of 980 units. She also believes that the use list should be very scaled back, and she believes the standards are very limited and vague.

A Public Hearing opened at 7:57 p.m.

No one spoke, and the Public Hearing closed at 7:58 p.m.

Case No. 111-DP-14, 1211-SIT-10 & 1211-SPP-07
Petitioner Magnolia Springs
Description Ramsey Development, LLC; NE corner of Saddlehorn Drive and Carey Road; petitioner requests Primary Plat, Development Plan, and Site Plan review for a 50,000 SF long-term care facility on approximately 6 acres in the Bridgewater PUD District.

Clark introduced the petition, which consists of a two-story facility with 107 beds and will be primarily stone and brick. He stated that the next time this petition comes before the Commission, it will be fully compliant.

Hoover asked about the type of facility and how long residents would be there.

Mr. Tim Huber, Ramsey Development, responded that this is a 95-bedroom assisted living facility for healthy seniors. He stated the average age is 78; average stay is 25 months.

A Public Hearing opened at 8:05 p.m.

Ms. Kim Beaty asked who is operating the facility and expressed concern that the landscaping on Kindred is not being enforced. She wanted to know how it will be different with this project.

The Public Hearing closed at 8:07 p.m.

Mr. Jess Roberson, Ramsey Development, stated that there was some confusion on the details of the PUD agreement regarding the Kindred plantings, and that there was no direction of the spacing. He stated that they are working with the City on an amendment to the ordinance.

Todd stated that City is currently working with Ramsey and Kindred on fixing the buffer planting issue on the Kindred site.

Case No. 1211-SPP-06
Petitioner Bridgewater Center at 146th Street
Description Throgmartin-Henke Development; Northeast corner of 146th Street and Carey Road; petitioner requests Primary Plat review for the Bridgewater Center on approximately 9.5 acres in the Bridgewater PUD District.

Miller introduced the petition, stating that this proposal is to subdivide the property into four lots to be sold for future development. She stated that the proposal is compliant except for lot one, along the east property line. She explained that the building setback notation on the plan is incorrect but will be amended prior to approval on November 19.

A Public Hearing opened at 8:12 p.m.

Mr. Steve Blansett expressed concern about the Kindred landscaping issue, stating there is a responsibility of maintaining those properties and commitments to the expectation of those homeowners.

The Public Hearing closed at 8:14 p.m.

ADJOURNMENT (8:15 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.